

Communication Towers & Antennas Checklist

Project/Application Numbers: _____

Assessor's Parcel Numbers (APNs): _____

Planner: _____

Date: _____

YES	NO	NA	✓ CHECK Each Line Item Below & Provide Comments or Information As Needed
			NOTE: as defined in 30.08, a communication "tower" means the tower plus the antenna(s) affixed to it; a communication "antenna" means just the antenna
			The Following Conditions Apply to ALL Communication Towers and Antennas (30.44)
			Compliance with all relevant FCC standards and requirements <i>(Current Planning does not verify)</i>
			Evidence that proposed antenna cannot be colocated on existing structure within 600' of proposed site for any of the following reasons <i>(justification letter must state OR plans must show)</i> :
			Unwillingness of owner of existing structure or tower to allow or otherwise provide for colocation
			Lack of structural capacity on existing structure or tower to support proposed antenna
			Probable interference of proposed antenna with existing or other planned equipment on existing structure
			Available heights on existing structure are incompatible with proposed communication grid
			Proposed colocation is commercially impractical &/or technically unfeasible
			Land Use Application Is Not Required If All the Following Conditions Are Met
			ANTENNAS:
			When antenna is not visible (any zoning district), then development standards do not apply
			When located on existing structure (including signal, light, or sign) within non-residential development, <i>THEN</i> :
			Must be architecturally compatible with structure on which located
			If height of existing structure is 35' or less, antenna may extend 8' above height of existing structure
			If height of existing structure is greater than 35', antenna may extend 12' above height of existing structure
			If located on public property, lease agreement with controlling governing body is required
			When colocated on existing or reconstructed communication tower, <i>THEN</i> :
			Addition of antenna array may increase overall tower height to 80' <i>IF</i> 3:1 setback from residential development is maintained
			For reconstructed communication tower, the original tower must be removed within 60 days of new tower's operation
			ANTENNAS FOR RECEPTION ONLY:
			If height of existing structure is 35' or less, antenna may extend 8' above height of existing structure
			If height of existing structure is greater than 35', antenna may extend 12' above height of existing structure
			Conforms to height restrictions for accessory structures
			TOWERS:
			When located outside the BLM disposal boundary and also within 600' radius of 3 existing communication towers
			Administrative Design Review Application Is Required If All the Following Conditions Are Met
			ANTENNAS:
			Antenna located on public utility structure within residential development shall not exceed height of public utility structure
			TOWERS:
			When located:
			On public property
			Within commercial or industrial district or development (not C-P or CRT)
			On property master planned for commercial or industrial uses (except designated uses with C-P maximum intensity)
			Within public utility substation
			Document Submittal Requirements: As listed on Land Use Application <i>(Administrative Design Review)</i>
			Are any required conditions being met by this application? Describe:

			Special Use Permit Application Is Required If ANY of the Conditions Listed Above Are Not Met
			Document Submittal Requirements: As listed on Land Use Application (<i>Special Use Permit</i>)
			Are any required conditions being met by this application? Describe:
			PROPERTY
			Existing legal nonconformity? (30.76)
			Easements:
			Letters from controlling entity/utility if intrusions exist? (30.56.040)
			Easements need to be vacated?
			USE (30.08)
			Dept. of Aviation restrictions for properties within/adjacent to Cooperative Management Area (CMA)?
			Overlay District restrictions? (30.48)
			Airport Environs / Airport Airspace:
			RNP:
			Gaming Enterprise:
			Accessory uses (Table 30.44-1):
			DESIGN STANDARDS (TOWERS)
			Maximum height of 80'
			If located within public utility substation, maximum height is 20' above highest structure within substation
			Must be designed to house more than 1 antenna array (<i>type of expansion allowed must be indicated on plans</i>)
			If tower height exceeds 80', must be designed to house a minimum of 3 antenna arrays
			Parking, landscaping, and screening as required by 30.60 & 30.64
			EXCEPTIONS WHEN NO PERMANENT STAFF ASSIGNED TO TOWER FACILITY:
			Parking is not required for development smaller than 40,000 square feet
			Ground level equipment, buildings, tower, &/ or antenna base must be screened to prevent visibility from streets and residential development
			Dust control measures as required by the Clark County Air Quality Management Division
			Security fence or wall is permitted in compliance with 30.64
			Signals, lights, or signs are permitted ONLY if required by FCC or FAA
			Must be architecturally compatible, or integrated to blend, with surrounding structures & uses
			Must be painted to match surrounding &/or background colors/tones to minimize visibility (unless otherwise required by FCC or FAA) (colors/tones must be identified in justification letter or indicated on plans)
			SETBACKS (TOWERS)
			When located within public utility substation:
			10' minimum from street
			20' minimum from residential development
			All others:
			40' minimum from any street
			When located on separate property from adjacent residential development:
			If lot is ≥ 2.5 acres, minimum setback required is 300% of tower height
			If lot is ≤ 2.5 acres, minimum setback required is 200% of tower height
			EXCEPTION: This setback may not exceed 75% of the lot width on which it is located (as measured from property line abutting or closest to residential development to property line on opposite side of subject lot)
			SEPARATIONS (TOWERS)
			600' minimum from any other communication tower is required
			OTHER CONSIDERATIONS
			Public access easement required? (30.52)
			Cross access agreement required? (30.56.080)
			Underground utilities? (30.52)
			Certificate of Compliance? (30.32, 30.64)
			ADDITIONAL COMMENTS/REQUIREMENTS: